



## **STAFF REPORT**

**HEARING DATE:** July 24, 2013

**TO:** Planning Commission

**FROM:** Cassera Phipps, Assistant Planner CP

**PROPOSAL:** **Pebblestone Single Family Detached Subdivision**

**LOCATION:** Assessor's Map # 1N132CB Tax Lot 13600

**ZONING:** Urban Medium Density Residential (R2)

**SUMMARY:** The applicant requests approval of a Preliminary Subdivision application for the creation of 14 lots in the R2 zoning district. The subdivision is intended for small lot single-family detached units. The subject site is currently vacant, and is located west of NW 158<sup>th</sup> Avenue on the north side of NW Blueridge Drive. The applicant requests approval of a Major Adjustment application to allow reduced side yard setbacks. The proposal includes three-foot side yard setbacks, rather than the minimum side yard setback of five-feet for the R2 zone. The proposal includes the removal of 29 Community Trees on site, which is subject to Tree Plan Two approval. The applicant also requests approval of a Sidewalk Design Modification application to construct curb-tight sidewalks within the development.

**PROPERTY OWNER:** BridgeLoan LLC  
William Richardson  
10980 SW Avocet Court  
Beaverton, OR 97007

**APPLICANT:** The Dalton Company  
Steve Dalton  
9148 SW 175<sup>th</sup> Avenue  
Beaverton, OR 97007

**APPLICANT'S REPRESENTATIVE:** Van Loo 2 Associates, LLC  
Kirsten Van Loo  
30495 SW Buckhaven Road  
Hillsboro, OR 97123

**RECOMMENDATIONS:**

**ADJ2013-0001 (Pebblestone Single Family Detached Subdivision):** Approval subject to conditions of approval.

**LD2013-0005 (Pebblestone Single Family Detached Subdivision):** Approval subject to conditions of approval.

**SDM2013-0003 (Pebblestone Single Family Detached Subdivision):** Approval subject to conditions of approval.

**TP2013-0003 (Pebblestone Single Family Detached Subdivision):** Approval subject to conditions of approval.

## BACKGROUND FACTS

### Key Application Dates

<u>Application</u>	<u>Submittal Date</u>	<u>Deemed Complete</u>	<u>Final Written Decision Date</u>	<u>240-Day*</u>
ADJ2013-0001 LD2013-0005 SDM2013-0003 TP2013-0003	May 7, 2013	June 5, 2013	July 17, 2013	January 31, 2014

\* Pursuant to Section 50.25.8 of the Development Code this is the latest date, without a continuance, by which a final written decision on the proposal can be made.

### Existing Conditions Table

<b>Zoning</b>	Urban Medium Density Residential (R2)	
<b>Current Development</b>	The site is currently vacant.	
<b>Site Size &amp; Location</b>	1.15 Acres	
<b>NAC</b>	Five Oaks / Triple Creek	
<b>Comprehensive Plan</b>	<p><b>Land Use:</b> Neighborhood Residential – Medium Density (NR-MD)</p> <p><b>Street Functional Classification Plan:</b> NW Blueridge Drive is classified as a Neighborhood Route, and NW 158<sup>th</sup> Avenue is classified as an Arterial.</p> <p><b>Street Improvement Master Plan:</b> At the intersection of SW 158<sup>th</sup> and SW Walker Road, located approximately half a mile south of the subject site, the TSP Street Improvement Master Plan identifies north and south bound double left turn lanes, east and north bound right turn lanes, and signal phasing. These improvements are not in place to date.</p> <p><b>Pedestrian &amp; Bicycle Master Plan and Action Plans:</b> The Pedestrian Action Plan identifies existing sidewalk facilities and bus stops near the vicinity of NW Walker Road and NW Blueridge Drive. The Bicycle Action Plan identifies existing bicycle lanes along NW 158<sup>th</sup> Avenue.</p>	
<b>Surrounding Uses</b>	<u>Zoning:</u> North: Urban Standard Density (R5) South: Urban Standard Density (R5) East: Urban Medium Density (R2) West: Urban Standard Density (R5)	<u>Uses:</u> North: Detached Housing South: Detached Housing East: Attached Housing West: Detached



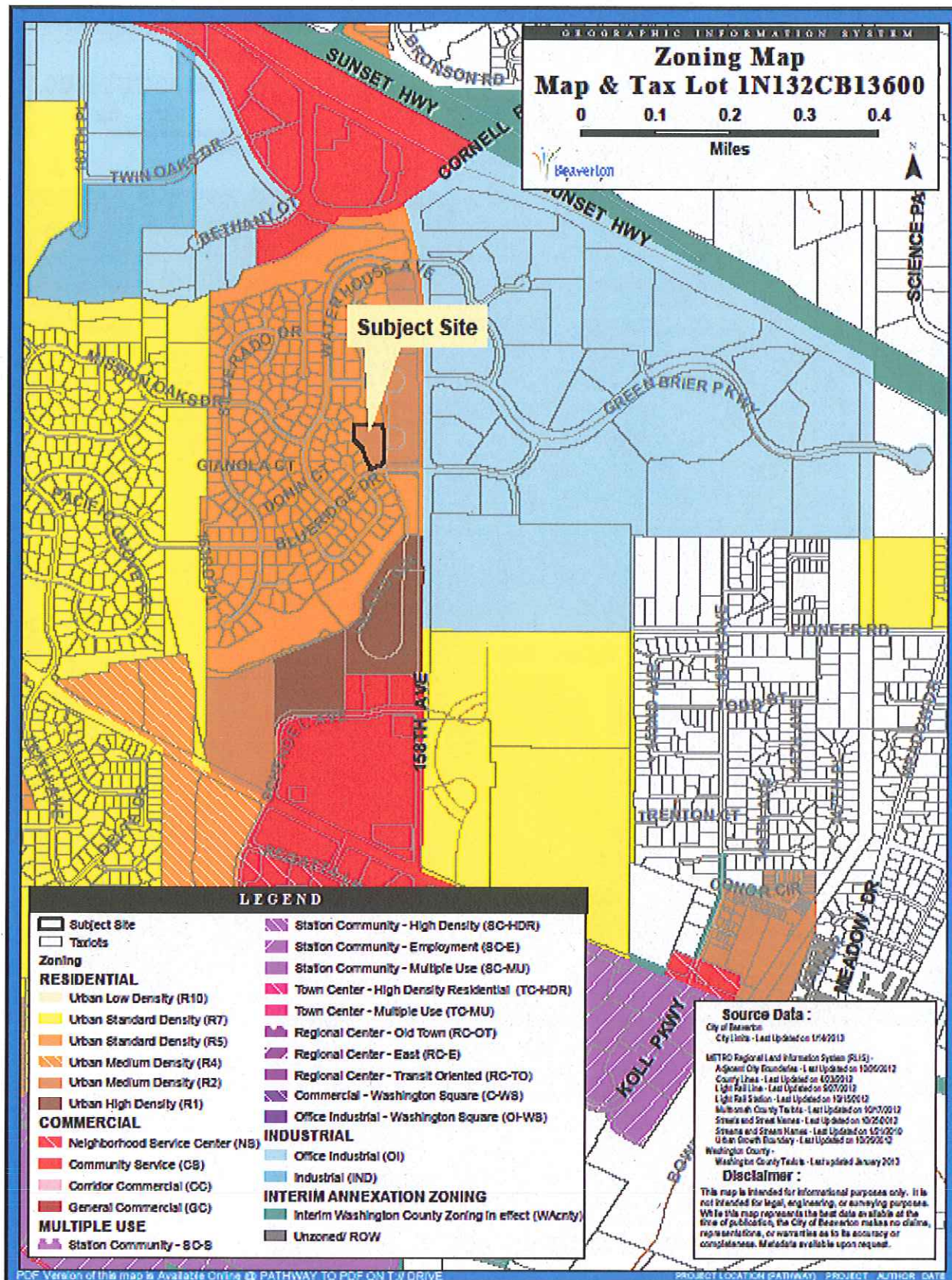
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## **EXHIBITS**

<b>Exhibit 1</b>	<b>Materials Submitted by Staff</b> Exhibit 1.1 Zoning Map (page SR – 5) Exhibit 1.2 Aerial Map (page SR – 6) Exhibit 1.3 Beaverton School District Service Provider Letter, dated June 20, 2013
<b>Exhibit 2</b>	<b>Materials Submitted by the Applicant</b> Exhibit 2.1 Project narrative and plans
<b>Exhibit 3</b>	<b>Public Comment</b> (none received)







# EXHIBIT 1.2





**FACILITIES REVIEW COMMITTEE  
TECHNICAL REVIEW AND RECOMMENDATIONS  
Pebblestone Single Family Detached Subdivision  
ADJ2013-0001 / LD2013-0005 / SDM2013-0003 / TP2013-0003**

**Section 40.03 Facilities Review Committee:**

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority.

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

**The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the submitted applications as identified below:**

- All eleven (11) criteria are applicable to the submitted Land Division (Preliminary Subdivision) application as submitted.
- Facilities Review criteria do not apply to the Major Adjustment, Sidewalk Design Modification, or Tree Plan Two application.

***A. All critical facilities and services related to the development have, or can be improved to have, adequate capacity to serve the proposal at the time of its completion.***

Chapter 90 of the Development Code defines "critical facilities" to be services that include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection.

In response to Criterion A, the applicant states that the site has access to necessary connections and improvements to public water, public sanitary sewer and storm water drainage facilities. The applicant indicates that the proposal will extend and expand existing facilities located within NW Blueridge Drive to serve the 14 single-family lots.

Water Service will be provided to the site by Tualatin Valley Water District. Sanitary sewer and storm drainage service will be provided by the City of Beaverton. The City Engineer has reviewed the applicant's utility, storm water, and grading plans and has provided a list of conditions in response to these plans to ensure adequate critical facilities are provided to serve all 14 lots. The Committee recommends conditions of approval through the Land Division application.



Development Code Section 60.55.20 requires a Traffic Impact Analysis (TIA) for projects that will generate more than 200 new weekday vehicle trips in a 24 hour period. Staff estimates, per *Trip Generation Manual Ninth Edition* published by the Institute of Transportation Engineers, that the proposed 14-lot subdivision will generate approximately 154 trips per day on average. Therefore, the proposal will have a nominal impact on the existing transportation system and no traffic study is required. Staff finds that existing facilities have adequate capacity to serve the proposed development.

Fire protection will be provided to the site by Tualatin Valley Fire and Rescue Department (TVF&R). Comments and conditions of approval have been received from TVF&R. Conditions of approval submitted by TVF&R are included herein. Staff also cites the findings for Criterion H hereto regarding fire prevention.

The Committee finds that the development will provide required critical facilities, as conditioned. Therefore, the Committee finds the proposal meets the criterion for approval.

**FINDING: Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.**

***B. Essential facilities and services are available, or can be made available, with adequate capacity to serve the development prior to occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five years of occupancy.***

Chapter 90 of the Development Code defines "essential facilities" to be services that include schools, transit improvements, police protection, and pedestrian and bicycle facilities in the public right-of-way. The applicant's plans and materials were forwarded to City Transportation staff, City Police Department, and Tualatin Valley Fire and Rescue.

The Beaverton School District provided a service provider letter (Exhibit 1.3) that shows the proposed development will not have significant impact on local elementary, middle, and high schools.

The site will be served by the Tualatin Hills Park and Recreation (THPRD).

The City of Beaverton Police will serve the development site. The Police Department did not provide comments or recommendations to the Facilities Review Committee.

Tri-Met will serve the development site. Tri-Met has submitted no comments or recommendations to the Facilities Review Committee. The site is most directly served by bus line 67 on NW 158<sup>th</sup> Avenue. Tri-Met has not identified the need for additional transit stops related to this development.

Essential street facilities are available to serve the site as proposed. No traffic mitigations are required.



**FINDING:** Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

***C. The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject proposal.***

Staff cites the Code Conformance Analysis chart at the end of this report, which evaluates the project as it relates the applicable Code requirements of Chapter 20 for the Urban Medium Density (R2) zone as applicable to the above mentioned criteria. As demonstrated on the chart, the development proposal meets all applicable standards of the R2 zone, subject to conditions of approval.

**FINDING:** Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

***D. The proposed development is consistent with all applicable provisions of Chapter 60 (Special Regulations) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Regulations), are provided or can be provided in rough proportion to the identified impact(s) of the proposal.***

The Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates the applicable Code requirements of Chapter 60, in response to the above mentioned criteria. Staff will provide findings for the applicable Land Division criteria within the applicable sections of the staff report.

Section 60.15 Land Division Standards

The Land Division standards of Section 60.15 of the City's Development Code require minimum public utility and drainage easements along the property lines within proposed residential partitions. These minimum requirements include three (3) foot utility and drainage easements along all side and rear property lines and eight (8) foot wide public utility easements along the front property lines. To meet the requirements of Section 60.15, the Committee recommends standard conditions of approval so that all required easements are provided.

Section 60.30 Off-Street Parking

The proposal includes a minimum of one off-street parking space per lot, which meets the Development Code standard for detached dwellings. Bicycle parking is not required for single-family detached subdivisions. The applicant proposes five (5) on-street parking spaces. No on-street parking is required for the development.

Section 60.45 Solar Access

Solar Access Protection standards apply to new development in the R10, R7 and R5 zones. The proposed development is not required to meet the Solar Access Protection



standards specified in Section 60.45 of the Development Code since the subject site is zoned R2.

### Section 60.55 Transportation Facilities

#### *Traffic*

A Traffic Impact Analysis (TIA) or Traffic Management Plan (TMP) is not required as the proposed 14-lot subdivision does not generate more than 200 trips per day or 20 trips in any hour.

#### *Street, Bicycle, and Pedestrian Connections and Improvements*

The proposal includes a five (5) foot wide curb tight sidewalk on the east side of Private Road A. No sidewalk is proposed on the west side of Private Road A. City local street standards require a five-foot wide sidewalk to both sides of the street. In this case, no lots are proposed on the west side of the street. The portion of the street that runs east-west is identified as Private Road B on the applicant's site plan. Private Road B has sidewalks on both sides of the street, with the exception of the on-street parking area where no lots are proposed. Staff finds that the proposed pedestrian connections adequately serve the development; therefore, no additional improvements are recommended.

The proposal shows a private street connection to NW Blueridge Drive. The private street has a paved width of 20 feet, which can accommodate bicycle and vehicle traffic. The Beaverton Transportation System Plan does not identify additional needed connections. Adjacent streets adequately accommodate bicycle traffic. The existing private street is designed as a local street, which does not require bicycle lanes according to Code. Accordingly, no new bicycle connections or improvements are recommended.

#### *Street Width*

The proposed local private street meets the minimum paved width of 20 feet for two travel lanes. The proposal shows that the portion of the street that extends north to south, identified as Private Road A, includes a five (5) foot wide curb tight sidewalk on the east side of the street, with street trees behind the sidewalk. No sidewalk is proposed on the west side of the street. While the City Local Street standard requires a sidewalk to each side of the street, in this case, all lots fronting Private Road A are located on the east side of the street. Staff also notes that the applicant's proposal provides no access for other properties in the vicinity. Therefore, staff finds the single-sidewalk proposal to be acceptable.

The applicant's site plan shows a five (5) foot wide sidewalk on both sides of Private Road B, providing pedestrian access to Lots 1-11, with street trees located behind the sidewalk. The proposed street width along Private Road B is 15 feet. Transportation staff notes that the sidewalk may be located within the travel lane if the sidewalk is mountable and made of differentiated material such as concrete. A detail of this sidewalk is to be provided prior to Site Development permit issuance.

As a condition of approval, staff recommends all street trees to be located behind the curb tight sidewalk.



A total of five (5) on-street parking stalls are proposed. However, on-street parking is not required per the Beaverton Development Code or Engineering Design Manual (EDM). Three (3) of the proposed on-street parking stalls are shown abutting the western property line, near the intersection of Private Road A and Private Road B. According to the Development Code, the standard dimensions for 90 degree parking stalls are 8.5' x 18.5'. A maximum three (3) foot bumper overhang is allowed. The applicant's proposal illustrates compliance with these standards. Two (2) of the proposed on-street parking stalls are parallel spaces. The EDM shows that minimum dimensions for parallel parking spaces are 7' x 20'. The applicant's proposal shows that the area provided for parallel parking spaces, identified as Tract D on the site plan, narrows toward the north and is less than seven-feet wide. In addition, there is no curb extension on the northern end of Tract D to clearly define the parallel parking area. To reduce potential conflicts between vehicles and to ensure adequate access for fire apparatus, staff recommends a condition of approval that requires on-street parking stalls to meet the minimum standard dimensions.

#### *Access*

The proposed location of the private street intersection at NW Blueridge Drive is located approximately 100 feet from NW Altishin Place and 175 feet from NW 158<sup>th</sup> Avenue, which meets the minimum intersection spacing standards of the Beaverton Engineering Design Manual. The Beaverton EDM does not require minimum driveway spacing for private local streets. Staff recommends a condition of approval requiring the applicant to verify intersection site distance per EDM Section 210.10.

#### *Transit*

TriMet No. 67 currently serves the surrounding neighborhood. The nearest bus stop is located at NW 158<sup>th</sup> Avenue and NW Blueridge Drive (stop ID 8475). The No. 67 Bethany/158<sup>th</sup> line runs weekdays and Saturdays connecting to Merlo MAX Station and PCC Rock Creek, via 158<sup>th</sup>, Bethany and Springville. No additional transit facilities are proposed or recommended by staff.

#### Section 60.60 Trees and Vegetation

The subject site contains a number of trees, some larger than ten-inches (what the Development Code defines as Community Trees). The applicant has proposed the removal of Community Trees in order to accommodate the proposed structures, utilities, and driveways. The proposed development requires Tree Plan review for removal of Community Trees since the site is more than one-half acre in size and the applicant proposes removal of more than 10% of the existing Community Trees on site.

The Committee notes that a Significant Tree is located on an adjacent property to the west. This property is addressed as 680 NW Altishin Place. All trees proposed to remain, including trees on abutting lots, are required to be protected with appropriate construction techniques. Section 60.60 of the Development Code provides specific protection measures for protected trees. The Committee recommends conditions of approval requiring adherence to these standards through the site development and building construction processes.



Section 60.15.15.3.G of the Development Code requires, for detached dwellings, a fee be paid to the City for the installation and one year warranty of street trees. The Committee recommends a condition requiring this fee to be paid prior to approval of the final plat.

Section 60.65 Utility Undergrounding

To meet the requirements of Section 60.65, staff recommends a standard condition of approval requiring that utility lines are placed underground.

**FINDING:** Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage ditches, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas and other facilities not subject to maintenance by the City or other public agency.***

The applicant states that CC&R's will be created for this subdivision which will assign maintenance of common areas and private streets to the Pebblestone Homeowners Association. Staff finds that the design of the common spaces and tracts does not preclude the ability to provide adequate maintenance.

The Committee recommends a condition of approval that a maintenance agreement assigning specific maintenance responsibilities for common areas be submitted for review with the final plat application and recorded as a document thereto.

**FINDING:** Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.***

The applicant states that the proposed subdivision provides for safe movement within the site, with vehicular and pedestrian access from NW Blueridge Drive. Current plans show a sidewalk on the eastern side of Private Road A, which continues to the southern side of Private Road B, thereby providing direct pedestrian access to Lots 8-14. The applicant's plans also show a sidewalk on the northern side of Private Road B, providing pedestrian access to Lots 1-7.

Transportation staff recommends a condition of approval to ensure that pedestrian walkways are made of a differentiated paving material.

Transportation staff states that by meeting the above-mentioned conditions of approval, the site will have adequate internal vehicular circulation, in conformance with Development Code Section 60.55.25, and adequate internal pedestrian circulation, in conformance with Development Code Section 60.55.25.

**FINDING:** Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

***G. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.***

In response to Criterion G, the applicant indicates that the site will connect to the existing vehicular and pedestrian circulation systems on NW Blueridge Drive. Staff cites the findings under criterion D and the conditions of approval to ensure safe and efficient circulation systems.

The Committee concludes that by meeting the conditions of approval, the site's vehicular and pedestrian circulation systems can connect to the surrounding circulation system in a safe, efficient, and direct manner.

**FINDING:** Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

***H. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.***

The applicant states that the proposed subdivision complies with all adopted City codes and standards. Tualatin Valley Fire and Rescue District (TVF&R) has provided comments and conditions of approval. Specific details regarding fire flow and hydrant placement will be reviewed for flow calculations and hydrant locations during site development and building permit stages.

The Committee concludes that, subject to meeting the conditions of approval, the site can be designed in accordance with City codes and standards and provide adequate fire protection.

**FINDING:** Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

***I. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from hazardous conditions due to inadequate, substandard or ill-designed development.***



The applicant's narrative states the structures and public facilities serving the site will be designed in accordance with adopted City codes and standards and will provide adequate protection from crime. The applicant states that each lot will have direct frontage to the proposed private street and all lots are readily accessible from a public right-of-way for fire and life safety service.

The City Engineer has reviewed the proposal to ensure that applicable Codes and standards are met and has identified conditions of approval to ensure that this criterion is met. The Beaverton Police Department provided no comment on the application.

The Committee finds that review of the construction documents at the building and site development permit stages will ensure protection from hazardous conditions due to inadequate, substandard or ill-designed development.

**FINDING:** Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

***J. Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.***

The applicant's response to Criterion J states that the site slopes downward to the south, and that grading activity associated with the proposed development will be minimal. To ensure future grading will not result in adverse impacts to the surrounding area, the Committee recommends standard conditions of approval that require detailed grading and drainage information to be provided with the Site Development Permit.

**FINDING:** Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

***K. Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.***

The applicant will be required to meet all applicable accessibility standards of the International Building Code, Fire Code and other standards as required by the American Disabilities Act (ADA). Conformance with the technical design standards for Code accessibility requirements are to be shown on the approved construction plans associated with Site Development and Building Permit approvals. The Committee finds that as proposed, the general site layout can meet accessibility requirements; however, accessibility is thoroughly evaluated through the site development and building permitting reviews.

**FINDING:** Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion for approval.

***L. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

The applicant submitted the applications on May 7, 2013 and was deemed complete on June 5, 2013. In the review of the materials during the application review, the Committee finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

**FINDING:** Therefore, the Committee finds the proposal meets the criterion for approval.



**Code Conformance Analysis**  
**Chapter 20 Use and Site Development Requirements**  
**Urban Medium Density (R2) Zoning District**

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 20.05.20 (Urban Standard Density R5)</b>			
Use- Permitted	Detached Dwellings	Detached Dwellings	Yes
<b>Development Code Section 20.05.15 (Urban Medium Density R2)</b>			
Minimum Lot Area	2,000 sq. ft.	2,000 sq. ft. minimum	Yes
Minimum Lot Dimensions for Land Divisions Less than Two Acres			
Width	N/A	N/A	N/A
Depth	N/A	N/A	N/A
Minimum Yard Setbacks			
Front	10'	All minimum setbacks are provided, with the exception of side yard setbacks. The applicant requests a 3 foot side yard setback, which is evaluated in the Major Adjustment portion of the staff report.	Yes – with approval of Major Adjustment
Side	5'		
Rear	15'		
Garage	Less than 5' or greater than 18.5'		
Minimum Between Buildings	6'		
Maximum Building Height	40'	Building height will be verified at building permit phase.	N/A
<b>Development Code Section 20.25.05 – Density Calculations</b>			
Minimum Residential Density	Minimum Density: 14 lots Maximum Density: 14 lots	The applicant proposes 14 lots.	Yes



## Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 60.05</b>			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	Design Review is not applicable to detached single family dwellings.	N/A
<b>Development Code Section 60.10</b>			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	No mapped floodplains are located within the subject site.	N/A
<b>Development Code Section 60.12</b>			
Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	No Habitat Friendly or Low Impact Development techniques proposed.	N/A
<b>Development Code Section 60.15 – Land Division Standards</b>			
Land Division Standards	Standards pertaining to Land Divisions	The proposal includes a request for Land Division-Preliminary Subdivision approval.	Yes – with COA
<b>Development Code Section 60.30 – Off-Street Parking</b>			
Off-street motor vehicle parking Minimum Maximum	1 space per dwelling (14 total) N/A	Each lot will have a minimum of one parking space. The applicant proposes 5 additional on-street parking spaces	Yes
<b>Development Code Section 60.55 - Transportation</b>			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to Facilities Review Committee findings herein.	Yes- with COA
<b>Development Code Section 60.60</b>			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	The proposal includes a request for Tree Plan Two approval for the removal of Community Trees on site. No mitigation required for removal of Community Trees. As a condition of approval, tree protection standards shall apply to Significant and Community Trees located on abutting properties.	Yes – with COA
<b>Development Code Section 60.65</b>			
Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing frontage, except high voltage lines (>57kV) must be placed underground.	If moved, existing utility lines are required to be placed underground as a condition of approval.	Yes- with COA

### **RECOMMENDATION**

The Facilities Review Committee finds that the proposal complies with all the technical criteria. The Committee recommends that the decision-making authority **APPROVE** the **Pebblestone Single Family Detached Subdivision (ADJ2013-0001, LD2013-0005, SDM2013-0003, TP2013-0003)**, and adopt the conditions of approval identified in Attachment F.



**ADJ2013-0001  
ANALYSIS AND FINDINGS FOR  
MAJOR ADJUSTMENT APPROVAL**

**Section 40.10.05. Adjustment Applications; Purpose**

*The purpose of an Adjustment application is to provide a mechanism by which certain regulations in this Code may be adjusted if the proposed development continues to meet the intended purpose of such regulations. This Section is carried out by the approval criteria listed herein.*

**Section 40.10.15.2.C Approval Criteria**

*In order to approve a Minor Adjustment application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

- 1. *The proposal satisfies the threshold requirements for a Major Adjustment application.***

*Section 40.10.15.2.A.1 Threshold: An application for Minor Adjustment shall be required when the following threshold applies:*

*Involves an adjustment of more than 10% and up to and including 50% adjustment from the numerical Site Development Requirement specified in Chapter 20 (Land Uses).*

The minimum side yard setback for a building in the R2 zone is five feet. The applicant proposes a three-foot side yard setback for all interior side yards within the development. This represents a 40% adjustment from the Site Development Requirement of five feet.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 2. *The application complies with all applicable submittal requirements as specified in Section 50.25.1 and includes all applicable City application fees.***

The City of Beaverton received the appropriate fee for a Major Adjustment application.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 3. *Special conditions exist on the site that make it physically difficult or impossible to meet the applicable development standard for an otherwise acceptable proposal.***

The applicant proposes new residential development on an oversized parcel in the R2 zone, which previously contained a detached single family home. The top of the parcel is relatively flat and the site slopes in the north/south direction from NW Blueridge Drive. The applicant's narrative states that the parent parcel is constrained due to the irregular shape and narrow



dimension in the southern portion of the site where driveway access to the NW Blueridge Drive is provided.

Staff concurs that the topography of the parcel and narrow street access point create a special condition which is unique to the site; however, the site's physical conditions alone do not necessarily preclude compliance with the standard five-foot side yard setback.

Staff acknowledges the density requirements of the R2 zone. The applicant has removed all tracts from the gross site area (50,140 square feet) to accurately calculate the net site area (35,118 square feet). The resulting minimum residential density is 14 lots. The applicant's proposal includes 14 lots, intended for detached single family units. The applicant submitted photographs (Exhibit 2.1) that are meant to illustrate a housing type similar to what would be constructed at the subject site. While a final product has yet to be determined, the proposed setback reduction allows a slight increase to the buildable area of each lot thereby increasing the potential for variation in unit design. Staff finds that the proposed adjustment to be acceptable under the circumstances. In this case, the minimum density requirements of Section 20.25.05, combined with the R2 site development standards (minimum 2,000 square feet per lot) pose a challenge for constructing detached housing.

The applicant proposes a three-foot setback for all internal side yards. Staff notes that a minimum five-foot side yard setback is proposed for the side yards located along the site perimeter (Lots 1, 7, and 8). As such, staff finds that the impacts of reducing the internal side yard setback are primarily to the proposed development, rather than the surrounding neighborhood.

Staff recommends a condition of approval that the Major Adjustment application be subject to approval of the Land Division - Preliminary Subdivision application.

**Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion for approval.**

**4. *The special conditions or circumstances do not result from the actions of the applicant and such conditions and circumstances do not merely constitute financial hardship or inconvenience.***

The applicant states that the proposed three-foot side yard setbacks allow the development to meet the minimum density requirement of 14 lots. The applicant further explains that given the irregular shape of the parent parcel, provision of five-foot side yard setbacks would reduce the overall number of lots.

Staff has reviewed the applicant's calculations for minimum density and concurs that the Major Adjustment to the five-foot side yard setback will enable the development to meet minimum density requirements while maximizing the building envelope for each lot. Therefore, the request is not a result of financial hardship or inconvenience for the applicant, and the special conditions associated with this request are not created by the applicant.



Therefore, staff finds that the proposal meets the criterion for approval.

**5. *Granting the adjustment as part of the overall proposal will not obstruct pedestrian or vehicular movement.***

The applicant requests adjustment from the minimum side yard building setback of five feet in the R2 zone. The applicant proposes a three-foot side yard setback for all interior lots. Staff finds that granting the adjustment, as proposed, will have no impact on pedestrian or vehicular movement.

Therefore, staff finds that the proposal meets the criterion for approval.

**6. *City-designated significant trees and/or historic resources, if present, will be preserved.***

There are no City-designated significant trees and/or historic resources on the subject site.

Therefore, staff finds that this approval criterion is not applicable.

**7. *If more than one (1) adjustment is being requested concurrently, the cumulative effect of the adjustments will result in a project which is still consistent with the overall purpose of the applicable zoning district.***

Only one adjustment is being requested.

Therefore, staff finds that this approval criterion is not applicable.

**8. *Any adjustment granted shall be the minimum necessary to permit a reasonable use of land, buildings, and structures.***

The applicant states that the requested two-foot adjustment is the minimum necessary to develop each lot, while meeting minimum density and Building Code requirements.

Staff notes that Building Code requires a minimum distance of six-feet between buildings. Staff finds that the applicant has demonstrated that the Major Adjustment is the minimum that will make possible a reasonable use of land and the proposed structures.

Therefore, staff finds that the proposal meets the criterion for approval.

**9. *Either it can be demonstrated that the modification equally or better meets the intent of the standard to be modified or the proposal incorporates building, structure, or site design features or some combination thereof that compensate for the requested adjustment.***



In response to Criterion 9, the applicant states that the adjustment is needed to meet minimum density requirements. The applicant's narrative concludes that detached dwellings are a logical transition between the existing apartment complex to the east and lower density detached single family residences to the west.

Staff notes that the site was previously approved for a 15-lot attached townhome development, with multiple adjustment applications. Since the current proposal is for single family detached dwellings, the design of the structures is not subject to design review approval. The site design features are evaluated under the Land Division application. Staff finds that the proposal meets the intent of the setback standard by providing at least six feet between buildings, which is the minimum distance required by Building Code. Additionally, the reduced side yard setbacks allow the development to meet minimum density requirements while maximizing the building envelope for each lot. Staff recommends a condition of approval that the Minor Adjustment application be subject to approval of the Land Division application.

**Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion for approval.**

- 10. *The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more application that have been approved or are considered concurrently with the subject proposal.***

Staff cites the Code Conformance Analysis chart at the end of the Facilities Review section of this report, which evaluates the project as it relates the applicable Code requirements of Chapter 20 for the R2 zone as applicable to the above mentioned criteria. As demonstrated on the chart, the development proposal meets the site development standards, with the exception of the side yard setback, for which a Major Adjustment is requested. Staff will provide findings for the Land Division – Preliminary Subdivision, Sidewalk Design Modification, and Tree Plan Two application, which are being reviewed concurrently with the subject request for Major Adjustment, within this report.

**Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion for approval.**

- 11. *The proposal is consistent with all applicable provisions of Chapter 60 (Special Requirements) and that all improvements, dedications, or both required by the applicable provisions of Chapter 60 (Special Requirements) are provided or can be provided in rough proportion to the identified impact(s) of the proposal.***

Staff cites the findings in the Code Conformance Analysis chart at the end of the facilities review report, which demonstrates that subject to approval of the Major Adjustment and related Land Division, Sidewalk Design Modification and Tree Plan applications, the proposal will be in conformance with the applicable Code requirements of Chapter 60 (Special Requirements).



Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion for approval.

- 12. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas: drainage ditches, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas and other facilities, not subject to periodic maintenance by the City or other public agency.**

The parent parcel is currently included in the existing Waterhouse Homeowners Association. The applicant states that all private common facilities will be maintained by the new Pebblestone Homeowners Association. Maintenance responsibilities for common areas will be assigned at the time of final plat review.

Staff finds that the proposal does not present any barriers, constraints, or design elements that would prevent or preclude required maintenance of the private infrastructure of facilities on site. However, with only a six-foot distance proposed between buildings, staff recommends a condition of approval that will require the applicant to provide draft CC&R's prior to final plat approval that ensure adequate access to all buildings and common areas.

Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion for approval.

- 13. The proposal does not include any lot area averaging as specified in Section 20.05.50.1.B or include any lot dimension reductions as specified in Sections 20.05.50.2.A.2 and .4 or 20.05.50.2.B.2 and .4.**

The proposal does not include any lot area averaging.

Therefore, staff finds that this approval criterion is not applicable.

- 14. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.**

The applicant has submitted all documents related to this request for Major Adjustment approval. Land Division – Preliminary Subdivision, Sidewalk Design Modification, and Tree Plan Two applications are being processed concurrently with the subject request for Major Adjustment. The Major Adjustment application is dependent upon approval of the Land Division application. Staff recommends a condition of approval which states that approval of the Major Adjustment application is subject to upon approval of the Land Division – Preliminary Subdivision application.

Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion for approval.

**RECOMMENDATION**

Based on the facts and findings presented, staff recommends **APPROVAL** of **ADJ2013-0001 (Pebblestone Single Family Detached Subdivision)** subject to the applicable conditions identified in Attachment F.



**LD2013-0005  
ANALYSIS AND FINDINGS FOR  
LAND DIVISION-PRELIMINARY SUBDIVISION APPROVAL**

**Section 40.45.05 Land Division Applications; Purpose**

*The purpose of the Land Division applications is to establish regulations, procedures, and standards for the division or reconfiguration of land within the City of Beaverton.*

**Section 40.45.15.4.C Approval Criteria**

*In order to approve a Preliminary Subdivision application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

- 1. The application satisfies the threshold requirements for a Preliminary Subdivision application. If the parent parcel is subject to a pending Legal Lot Determination under Section 40.47, further division of the parent parcel shall not proceed until all of the provisions of Section 40.47.15.1.C have been met.***

The applicant proposes a 14 lot subdivision from 1 parent parcel, meeting threshold #1 for a Preliminary Subdivision. The parent parcel is not subject to a Legal Lot Determination.

- 1. The creation of four (4) or more new lots from at least one (1) lot of record in one (1) calendar year.*

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.***

The applicant has paid the required application fee for a Preliminary Subdivision application.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 3. The proposed development does not conflict with any existing City approval, except the City may modify prior approvals through the subdivision process to comply with current Code standards and requirements.***

Approval for a 15-lot single family attached townhome development was granted in 2008 for the subject property through ADJ2007-0018, ADJ2007-0019, DR2007-0141, FS2007-0031, FS2007-0032, LD2007-0050, and TP2007-0020. The land use applications were extended in 2010 and expired in 2012 without construction commencing on site. No land use approvals are active for the site; therefore, the proposal does not conflict with previous land use approvals.

Therefore, staff finds that the proposal meets the criterion for approval.

4. ***Oversized lots resulting from the subdivision shall have a size and shape which will facilitate the future potential partitioning or subdividing of such oversized lots in accordance with the requirements of the Development Code. In addition, streets, driveways, and utilities shall be sufficient to serve the proposed subdivision and future potential development on oversized lots.***

No oversized lots are proposed in association with this development

Therefore, staff finds that criterion for approval is not applicable.

5. ***If phasing is requested by the applicant, the requested phasing plan meets all applicable City standards and provides for necessary public improvements for each phase as the project develops.***

The applicant does not propose phasing of the development.

Therefore, staff finds that criterion for approval is not applicable.

6. ***Applications that apply the lot area averaging standards of Section 20.05.50.1.B shall demonstrate that the resulting land division facilitates the following:***
- a) ***Preserves a designated Historic Resource or Significant Natural Resource (Tree, Grove, Riparian Area, Wetland, or similar resource); or,***
  - b) ***Complies with minimum density requirements of [the Development] Code, provides appropriate lot size transitions adjacent to differently zoned properties, and where a street is proposed provides a standards street cross section with sidewalks.***

The proposal does not apply the lot area averaging standards.

Therefore, staff finds that the criterion for approval does not apply.

7. ***Applications that apply the lot area averaging standards of Section 20.05.50.1.B do not require further Adjustments or Variance for the Land Division.***

The proposal does not apply the lot area averaging standards.

Therefore, staff finds that the criterion for approval does not apply.



8. ***The proposal does not create a parcel which will have more than one (1) zoning designation.***

All lots created by the proposal will have the Urban Medium Density (R2) zoning designation.

**Therefore, staff finds that the proposal meets the criterion for approval.**

9. ***Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

The applicant has submitted this Land Division - Preliminary Subdivision application with associated Major Adjustment, Sidewalk Design Modification and Tree Plan Two applications for this project. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant at this stage of City review.

**Therefore, staff finds that the proposal meets the criterion for approval.**

#### **RECOMMENDATION**

Based on the facts and findings presented, staff recommends **APPROVAL** of **LD2013-0005 (Pebblestone Single Family Detached Subdivision)** subject to the applicable conditions identified in Attachment F.

## Land Division Standards Code Conformance Analysis

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS STANDARD
<b>Grading Standards</b>			
60.15.10.1 Applicability	Grading standards apply to all land divisions where grading is proposed.	The proposal is subject to the grading standards contained herein.	Yes
60.15.10.2.A-C Exemptions	Exemptions include: Public right-of-way, storm water detention facilities, grading adjacent to an existing public-right of way which results in a finished grade below the elevation of the adjacent right-of-way.	The applicant states that the street improvements and storm water detention facilities are exempt from the grading standards in 60.15.10.3.	Yes
60.15.10.3.A 0-5 Feet From Property Line	Maximum of two (2) foot slope differential from the existing or finished slope of the abutting property.	The applicant states that the maximum grade differential for this increment does not exceed 2 feet.	Yes
60.15.10.3.B 5-10 Feet From Property Line	Maximum of four (4) foot slope differential from the existing or finished slope of the abutting property.	The applicant states that the maximum grade differential for this increment does not exceed 4 feet.	Yes
60.15.10.3.C 10-15 Feet From Property Line	Maximum of six (6) foot slope differential from the existing or finished slope of the abutting property.	The applicant states that the maximum grade differential for this increment does not exceed 6 feet.	Yes
60.15.10.3.D 15-20 Feet From Property Line	Maximum eight (8) foot slope differential from the existing or finished slope of the abutting property.	The applicant states that the maximum grade differential for this increment does not exceed 8 feet.	Yes
60.15.10.3.E 20-25 Feet From Property Line	Maximum ten (10) foot slope differential from the existing or finished slope of the abutting property.	The applicant states that the maximum grade differential for this increment does not exceed 10 feet.	Yes
60.15.10.3.F Pre-development slope	Where a pre-development slope exceeds one or more of the standards in subsections 60.15.10.3.A-E, the slope after grading shall not exceed the pre-development slope	The applicant states that the proposed finish grades will not exceed pre-development slope. Staff recommends a condition of approval that requires the applicant to show compliance with grading standards at Site Development permit review.	Yes – with COA
<b>Significant Trees and Groves</b>			
60.15.10.4 Significant Trees and Groves	Standards for grading within 25 feet of significant trees or groves.	One significant tree is located on property immediately west of the subject site. The tree and drip line are contained on the adjacent property.	Yes – with COA



**SDM2013-0003  
ANALYSIS AND FINDINGS FOR  
SIDEWALK DESIGN MODIFICATION**

**Section 40.58.05. Sidewalk Design Modification Application; Purpose**

The purpose of the Sidewalk Design Modification application is to provide a mechanism whereby the City's street design standards relating to the locations and dimensions of sidewalks or required street landscaping can be modified to address existing conditions and constraints as a specific application. For purposes of this section, sidewalk ramps constructed with or without contiguous sidewalk panels leading to and away from the ramp shall be considered sidewalks. This section is implemented by the approval criteria listed herein.

**Section 40.58.15.1.C. Approval Criteria**

In order to approve a Sidewalk Design Modification application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that the following criteria are satisfied:

- 1. *The proposal satisfies the threshold requirements for a Sidewalk Design Modification application.***

Section 40.58.15.1.A.1 Threshold: *An application for Sidewalk Design Modification shall be required when the following threshold applies:*

- 1. The sidewalk width, planter strip width, or both minimum standards specified in the Engineering Design Manual are proposed to be modified.*
- 2. The dimensions or locations of street tree wells specified in the Engineering Design Manual are proposed to be modified.*

The applicant's narrative for SDM identifies the changes proposed to the sidewalk and planter strip standards. The applicant proposes a five-foot wide curb tight sidewalk with street trees planted behind the sidewalk. The applicant's request meets thresholds 1 and 2 listed above.

**Therefore, staff finds the proposal meets the criterion for approval.**

- 2. *All City application fees related to the application under consideration by the decision making authority have been submitted.***

The City of Beaverton received the appropriate fee for the Sidewalk Design Modification application.

**Therefore, staff finds the proposal meets the criterion for approval.**



**3. One or more of the following criteria are satisfied:**

- a. That there exist local topographic conditions, which would result in any of the following:**
  - i. A sidewalk that is located above or below the top surface of a finished curb.**
  - ii. A situation in which construction of the Engineering Design Manual standard street cross-section would require a steep slope or retaining wall that would prevent vehicular access to the adjoining property.**
- b. That there exist local physical conditions such as:**
  - i. An existing structure prevents the construction of a standard sidewalk.**
  - ii. An existing utility device prevents the construction of a standard sidewalk.**
  - iii. Rock outcroppings prevent the construction of a standard sidewalk without blasting.**
- c. That there exist environmental conditions such as a Significant Natural Resource Area, Jurisdictional Wetland, Clean Water Services Water Quality Sensitive Area, Clean Water Services required Vegetative Corridor, or Significant Tree Grove.**
- d. That additional right of way is required to construct the Engineering Design Manual standard and the adjoining property is not controlled by the applicant.**

The applicant's response to criterion 'a' states that due to existing topographic conditions, construction of a sidewalk along the west side of Private Road A would require a steep slope and retaining wall.

Staff acknowledges the existing slope and notes that the retaining wall along the west side of the street would not prevent vehicular access to the adjoining properties since the rear yards abut the western property line of the subject site. However, staff finds that the sidewalk on the east side of Private Road A provides adequate access to the development from NW Blueridge Drive as previously discussed under Facilities Review Criterion D .

In response to criterion 'b', the applicant states that the irregular shape of the property and narrow width of the parent parcel at the point of street access make it difficult to meet EDM sidewalk and planter strip standards. Additionally, the applicant describes how construction of Local Street standards would significantly increase the amount of land dedicated to vehicles and sidewalks and leave very little land available for residential development. The applicant concludes that provision of a traditional public street would result in a loss of four to five lots.

The applicant's proposal includes a five-foot wide curb tight sidewalk with street trees located behind the sidewalk rather than within a standard six and a half foot wide planter strip. Staff finds in support of item 'b' above. In this case, the narrow width of the lot near the access point at NW Blueridge Drive reduces the developable portion of the property. Although construction of standard sidewalks and planter strips is not physically impossible, the physical layout of the parent parcel inhibits construction to full EDM standards. Providing the fully required planter strips would result in a loss of on-street parking and reduce the lot depth by approximately twelve feet.



Staff notes that the applicant is providing street trees within the front yard of each lot. The proposed street tree locations may not provide the typical buffer between the sidewalk and street; however, the trees provide some visual relief to pedestrians as the proposed street is not a through street and is designed for very low speeds. Staff proposes a condition of approval that requires the sidewalk to be curb tight and for street trees to be located behind the sidewalk.

**Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion for approval.**

**4. *The proposal complies with provisions of Section 60.55.25 Street and Bicycle and Pedestrian Connection Requirements and 60.55.30 Minimum Street Widths.***

The applicant states that the proposal complies with provisions of Section 60.55.25 as demonstrated in the narrative provided to this Section (Chapter 60). Staff refers to the Facilities Review findings for approval criterion D in reference to compliance with 60.55.25 and 60.55.30. The applicant must show compliance with the Conditions of Approval prior to issuance of a Site Development Permit for the proposed transportation facilities.

**Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion for approval.**

**5. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

The applicant has submitted this Sidewalk Design Modification application with associated Major Adjustment, Land Division and Tree Plan Two applications for this project. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant at this stage of City review.

**6. *The proposed Sidewalk Design Modification provides safe and efficient pedestrian circulation in the site vicinity.***

Staff cites the finding prepared herein in response to Criteria F and G of Facilities Review approval as adequate for supportive findings in response to Criterion No. 6 of Sidewalk Design Modification approval.

**Therefore, staff finds the proposal meets the criterion for approval.**

**RECOMMENDATION**

Based on the facts and findings presented, staff recommends **APPROVAL** of **SDM2013-0003 (Pebblestone Single Family Detached Subdivision)** subject to the applicable conditions identified in Attachment F.

**TP2013-0003  
ANALYSIS AND FINDINGS FOR  
TREE PLAN TWO APPROVAL**

**Section 40.90.05 Tree Plan Applications; Purpose**

*Healthy trees and urban forest provide a variety of natural resource and community benefits for the City of Beaverton. Primary among those benefits is the aesthetic contribution to the increasingly urban landscape. Tree resource protection focuses on the aesthetic benefits of the resource. The purpose of a Tree Plan application is to provide a mechanism to regulate pruning, removal, replacement, and mitigation for removal of Protected Trees (Significant Individual Trees, Historic Trees, trees within Significant Groves and Significant Natural Resource Areas (SNRAs)), and Community Trees, thus helping to preserve and enhance the sustainability of the City's urban forest.*

**Section 40.90.15.2.C Approval Criteria**

*In order to approve a Tree Plan Two application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

**1. *The proposal satisfies the threshold requirements for a Tree Plan Two application.***

The applicant proposes to remove approximately 29 trees, which exceeds 10% of the Community Trees on site. Therefore, the proposal meets threshold #1 for a Tree Plan Two application.

- 1. Removal of five (5) or more Community Trees, or more than 10% of the number of Community Trees on the site, whichever is greater, within a one (1) calendar year period, except as allowed in 40.90.10.1.*

**Therefore, staff finds that the proposal meets the criterion for approval.**

**2. *All City application fees related to the application under consideration by the decision making authority have been submitted.***

The applicant has paid the required fee for a Tree Plan Two application.

**Therefore, staff finds that the proposal meets the criterion for approval.**

**3. *If applicable, removal of any tree is necessary to observe good forestry practices according to recognized American National Standards Institute (ANSI) A300-1995 standards and International Society of Arborists (ISA) standards on the subject.***



The trees are not proposed for removal to observe good forestry practices. The trees are proposed for removal to accommodate the development of the site and the associated grading and construction.

**Therefore, staff finds that the criterion for approval does not apply.**

**4. *If applicable, removal of any tree is necessary to accommodate physical development where no reasonable alternative exists.***

The trees proposed to be removed must be removed to accommodate the development of the site, including the installation of the underground utilities, provisions of roads and development of lots.

**Therefore, staff finds that the proposal meets the criterion for approval.**

**5. *If applicable, removal of any tree is necessary because it has become a nuisance by virtue of damage to property or improvements, either public or private, on the subject site or adjacent sites.***

Property damage or other nuisances are not the reason the trees are being removed. Trees are being removed to facilitate development of the site.

**Therefore, staff finds that the criterion for approval does not apply.**

**6. *If applicable, removal is necessary to accomplish public purposes, such as installation of public utilities, street widening, and similar needs, where no reasonable alternative exists without significantly increasing public costs or reducing safety.***

In order for the proposed development to provide vehicular access to each lot, existing Community Trees within areas designated as streets or driveways must be removed.

**Therefore, staff finds that the proposal meets the criterion for approval.**

**7. *If applicable, removal of any tree is necessary to enhance the health of the tree, grove, SNRA, or adjacent trees, [or] to eliminate conflicts with structures or vehicles.***

The trees within the proposed development are proposed for removal to eliminate conflicts with development. Some trees are proposed for removal because they would be unlikely to survive the grading required to convert the existing property into 14 residential lots.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 8     *If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in a reversal of the original determination that the SNRA or Significant Grove is significant based on criteria used in making the original significance determination.***

The subject site does not contain a SNRA or significant grove.

**Therefore, staff finds that the criterion for approval does not apply.**

- 9.     *If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in the remaining trees posing a safety hazard due to the effects of windthrow.***

The trees to be removed are Community Trees; therefore, this criterion does not apply.

**Therefore, staff finds that the criterion for approval does not apply.**

- 10.    *The proposal is consistent with all applicable provisions of Section 60.60 Trees and Vegetation and Section 60.67 Significant Natural Resources.***

Staff cites the Code Conformance Analysis chart at the end of the Tree Plan Staff Report, which evaluates the project as it relates to applicable code requirements of Sections 60.60 through 60.67. As demonstrated on the chart, the proposal complies with all applicable provisions of Chapter 60.60 and 60.67.

**Therefore, staff finds by meeting the Conditions of Approval, the proposal meets the criterion for approval.**

- 11.    *Grading and contouring of the site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.***

Proposed grading on site is designed to accommodate the development. Existing grade differentials will be maintained around the perimeter of the site in order to minimize impacts on abutting residential uses. Prior to Site Development permit issuance, the applicant will be required to demonstrate that grading meets City requirements.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 12.    *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

The submitted proposal for Tree Plan Two contained all applicable submittal requirements necessary to be deemed complete.



Therefore, staff finds that the proposal meets the criterion for approval.

- 13. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

The applicant has submitted this Tree Plan Two application with associated Major Adjustment, Land Division and Sidewalk Design Modification applications for this project. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant at this stage of City review.

Therefore, staff finds by meeting the Conditions of Approval, the proposal meets the criterion for approval.

**RECOMMENDATION**

Based on the facts and findings presented, staff recommends **APPROVAL** of **TP2013-0003 (Pebblestone Single Family Detached Subdivision)** subject to the applicable conditions identified in Attachment F.

**Code Conformance Analysis**  
**Chapter 60.60 Trees and Vegetation &**  
**Chapter 60.67 Significant Natural Resources**

CODE SECTION	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS STANDARD
<b>60.60.15 Pruning, Removal, and Preservation Standards</b>			
60.60.15.1A-B	Pruning Standards	The applicant does not propose pruning as part of this proposal.	N/A
60.60.15.2.A	Removal of Protected Trees must be in accordance with this section.	The proposed tree removal complies with this section (see findings below).	YES w/ COA
60.60.15.2.B	Mitigation is required as set forth in 60.60.25	Mitigation is not required for Community Trees	N/A
60.60.15.2.C.1	Standards for SNRA & Significant Groves	No SNRA's or Significant Groves are identified on site.	N/A
60.60.15.2.C.2	DBH shall be retained in cohesive Preservation Areas.	No SNRA's or Significant Groves are identified on site.	N/A
60.60.15.2.C.3	Native understory vegetation and trees shall be preserved in Preservation Areas.	No SNRA's or Significant Groves are identified on site.	N/A
60.60.15.2.C.4	Preservation Areas shall be clustered and connect with adjoining portions of the SNRA or Significant Grove.	No SNRA's or Significant Groves are identified on site.	N/A
60.60.15.2.C.5	Preservation Areas shall be set aside in conservation easements.	No SNRA's or Significant Groves are identified on site.	N/A
60.60.15.2.C.6	Preservation Areas conditioned for protection through the Land Division process.	No SNRA's or Significant Groves are identified on site.	N/A
60.60.15.2.C.7	Native species shall be preferred for preservation over non-native species.	Trees are proposed to be removed for development.	N/A
60.60.15.2.C.8	Hazardous and dead trees should be fallen only for safety and left at the resource site unless the tree has been diagnosed with a disease.	No SNRA's or Significant Groves are identified on site.	N/A
<b>60.60.20 Tree Protection Standards During Development</b>			
60.60.20.1	Trees shall be protected during construction by a 4' orange plastic fence and activity within the protected	Protection measures are proposed in conformance with section 60.60.20, including construction fencing and efforts to ensure minimal impacts to	YES – with COA



	root zone shall be limited. Other protections measures may be used with City approval.	existing vegetation on adjacent properties. Staff recommends a condition of approval that the applicant adhere to Section 60.60.20 unless modified in agreement with the City Arborist.	
<b>60.60.25 Mitigation Requirements</b>			
60.60.25	Mitigation Standards: (60.60.25.2.B) if less than 50% of the total DBH is proposed for removal no mitigation is required.	No SNRA's or Significant Groves are identified on site. Mitigation is not required for Community Trees.	N/A

**CONDITIONS OF APPROVAL**

**Pebblestone Single Family Detached Subdivision (LD2013-0005):**

1. Approval of LD2013-0005 is subject to the approval of SDM2013-0003 and TP2013-0003. (Planning Div./CP)

**A. Prior to issuance of the site development permit, the applicant shall:**

2. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div./JJD)
3. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4417 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (June 2007, Resolution and Ordinance 2007-020), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)
4. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and 4417; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./JJD)
5. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality and quantity) facilities, private streets, and common driveway paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./JJD)
6. Submit any required off-site easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development Div./JJD)
7. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD)



8. Submit a copy of issued permits or other approvals needed from the Tualatin Valley Water District for public water system construction, backflow prevention facilities, and service extensions. (Site Development Div./JJD)
9. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./JJD)
10. Submit plans for erosion control per 1200-CN General Permit (DEQ/CWS/City Erosion Control Joint Permit) requirements to the City. The applicant shall use the 2006 plan format per requirements for sites between 1 and 4.99 acres adopted by DEQ and Clean Water Services. (For more information and to access the new format, see:  
<http://www.cleanwaterservices.org/PermitCenter/PermittingProcess/ErosionControl.aspx> (Site Development Div./JJD)
11. Provide a detailed drainage analysis of the subject site and all tributary areas and prepare a report prepared by a professional engineer meeting the standards set by the City Engineer. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. (Site Development Div./JJD)
12. Provide construction plans that show how each lot will be independently served by utility systems as required by the City Engineer and City Building Official per City standards. Any extra-capacity water, sanitary, and storm water facility improvements, as defined and determined by the City Utilities Engineer, shall be eligible for system development charge credits to be assigned to lots within the subdivision. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer. Sheet flow of surface water from one lot's paved area to another lot's paved area shall not be considered a direct plumbing service. (Site Development Div./JJD)
13. Submit a design for the retaining walls surrounding, adjacent, and within the storm water quality facility designed by a civil engineer or structural engineer for the expected hydrological conditions of the pond. These retaining walls shall be watertight for all areas of earthen fill or where deemed necessary by the City Engineer. Additionally, these walls shall be designed as poured-in-place, reinforced, 4000 PSI, portland cement concrete with cobblestone face texturing, or a City Engineer approved equivalent, and with minimum 18-inch stem wall thickness at the top of each wall. Provide increased detention volume that may be required as the result of the site development application plan review process as determined by the City Engineer. City Engineering staff have reviewed the preliminary submittals concerning proposed storm water detention and finds that adequate volume in the proposed surface facility may not be adequate to meet City standards during the 25 year event; however, such capacity can be provided by additional volume in pipes, underground structures, or with other minor modifications of the proposed surface



facilities as reflected within the land-use application submittal. This land-use approval shall provide for such minor surface modifications (revised or additional retaining walls and interior grade changes less than four vertical feet variance) in the proposed facility without additional design review or other land-use applications, as determined by the City Engineer and City Planning Director. (Site Development Div./JJD)

14. Submit a revised grading plan showing that each lot has a minimum building pad elevation that is at least one foot higher than the maximum possible high water elevation (emergency overflow) of the storm water management facilities. This land-use approval shall provide for minor grade changes less than four vertical feet variance to comply with this condition without additional land-use applications, as determined by the City Engineer and City Planning Director. (Site Development Div./JJD)
15. Submit to the City a certified impervious surface determination of the proposed project's net new impervious area proposed for any common areas and private streets prepared by the applicant's engineer, architect, or surveyor. Any home demolition is credited at one equivalent surface unit (2640 square feet). The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total for the common areas and private streets. (Site Development Div./JJD)
16. Pay a storm water system development charge (overall system conveyance) for the net new impervious area proposed for any common areas or private streets. (Site Development Div./JJD) (Site Development Div./JJD)
17. Provide plans for street lights (Option C unless otherwise approved by the City Operations and Maintenance Director) and for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div./JJD)
18. Provide plans showing a City standard commercial driveway apron (may be modified to have six foot wings) at the intersection of any private, common driveway and a public street. (Site Development Div./JJD)
19. Ensure all grading is consistent with the grading standards of Section 60.15.15, which establishes maximum grade differentials from abutting properties. (Planning Div./CP)
20. Ensure the land use approval has not expired, which is two (2) years from the effective date of the decision. (Planning Div./CP)
21. Provide plans showing tree protection fencing at the Tree Protection Zone, which shall be established at least at the edge of the root zone of each tree or grove of



trees proposed to remain, both on site and on abutting properties. The fences shall be placed at the edge of each root zone which is located within the boundaries of the subject site, but shall not be required to be extended beyond the boundaries of the subject site. The fences shall be placed before construction starts and remain in place until construction is complete. The fence shall be a four (4) foot tall orange plastic or snow fence, secured to six (6) foot tall metal posts, driven two (2) feet into the ground. Heavy gauge 12 wire shall be attached to the top and midpoint of each post. Posts shall not be placed further than ten (10) feet apart. (Planning Div./CP)

22. Identify on plans any areas in which grading is proposed to occur within the root zones of the trees to remain. Notes on the plans shall state that unless otherwise approved by the Project Arborist, grading within the protected root zones shall only be accomplished through the use of hand equipment and excavation. (Planning Div./CP)

23. Submit plans that show:

- a. DEAD END ROADS: Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround. (OFC503.2.5) (TVF&R/JF)
- b. FIRE APPARATUS ACCESS ROAD WIDTH AND VERTICAL CLEARANCE: Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (12 feet for up to two dwelling units and accessory buildings), and an unobstructed vertical clearance of not less than 13 feet 6 inches. Where fire apparatus roadways are less than 26 feet wide, "NO PARKING" signs shall be installed on both sides of the roadway and in turnarounds as needed. Where fire apparatus roadways are more than 28 feet wide, but less than 32 feet wide, "NO PARKING" signs shall be installed on one side of the roadway and in turnarounds as needed. Where fire apparatus roadways are 32 feet wide or more, parking is not restricted. (OFC503.2) (TVF&R/JF)
- c. FIRE APPARATUS ACCESS ROADS WITH FIRE HYDRANTS: Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet. (OFC D103.1) (TVF&R/JF)
- d. NO PARKING SIGNS: Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "NO PARKING" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Roads 26 feet wide or less shall be posted on both sides as a fire lane. Roads more than 26 feet wide to 32 feet wide shall be posted on one side as a fire lane. Signs shall read "NO PARKING – FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (OFC D103.6) (TVF&R/JF)



- e. **SURFACE AND LOAD CAPACITIES:** Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 60,000 pounds live load (gross vehicle weight). You may need to provide documentation from a registered engineer that the design will be capable of supporting such loading. (OFC D102.1) (TVF&R/JF)
  - f. **GRADE:** Fire apparatus access roadway grades shall not exceed 10 percent. Intersections and turnarounds shall be level (maximum 5%) with the exception of crowning for water run-off. When fire sprinklers are installed, a maximum grade of 15% may be allowed. The approval of fire sprinklers as an alternate shall be accomplished in accordance with the provisions of ORS 455.610(5). (OFC 503.2.7 & D103.2) (TVF&R/JF)
  - g. **SINGLE FAMILY DWELLINGS – REQUIRED FIRE FLOW:** The minimum available fire flow for single family dwellings and duplexes served by a municipal water supply shall be 1,000 gallons per minute. If the structure(s) is (are) 3,600 square feet or larger, the required fire flow shall be determined according to IFC Appendix B. (OFC B105.2) *Prior to issuance of a building permit, provide evidence of a current fire flow test of the nearest fire hydrant demonstrating available flow at 20 PSI residual pressure.* (TVF&R/JF)
  - h. **FIRE HYDRANTS – ONE AND TWO FAMILY DWELLINGS & ACCESSORY STRUCTURES:** Where a portion of a structure is more than 600 feet from a hydrant on a fire apparatus access road, as measure in an approved route around the exterior of the structure(s), on-site fire hydrants and mains shall be provided. (OFC 507.5.1) (TVF&R/JF)
  - i. **ANGLE OF APPROACH AND DEPARTURE:** The angles of approach and departure for fire apparatus roads shall not exceed 8 Degrees. (OFC 503.2.8, NFPA 1901) (TVF&R/JF)
24. Ensure that all associated applications, including Sidewalk Design Modification, Major Adjustment, and Tree Plan have been approved and are consistent with the submitted plans. (Planning Division/CP)
25. The applicant must comply with the tree protection provisions of Section 60.60.20 of the Development Code, unless modified in agreement with the City Arborist. Plans showing compliance with these standards, including placement or orange tree fencing shall be provided prior to Site Development Permit issuance. (Planning Division/CP)
26. Submit plans that verify all pedestrian walkways are made of differentiated material. The sidewalk on the north side of Private Road B may be partially located in the travel lane if the sidewalk is mountable and concrete. (Transportation/LP)



27. Submit plans that show all street trees located behind the curb tight sidewalk. (Transportation/LP)
28. Submit plans that show minimum parking stall dimensions of 8.5' x 18.5'. Parallel on-street parking stalls located within Tract D shall be a minimum of 7' x 20'. (Transportation/LP)
29. Submit plans that verify the intersection site distance standards per EDM Section 210.10 are met. (Transportation/LP)

**B. Prior to commencement of any construction, grading, or utility work, the applicant shall:**

30. Install tree protection fencing at the Tree Protection Zone, which shall be established at least at the edge of the root zone of each tree or grove of trees proposed to remain, both on site and on abutting properties, as shown on the approved Site Development plans. (Planning Div./CP)

**C. Prior to final plat approval, the applicant shall:**

31. Have commenced construction of the site development improvements to provide minimum critical public services to each proposed lot (access graded, cored and rocked; wet utilities installed) as determined by the City Engineer and to allow for verification that the location and width of proposed rights of way and easements are adequate for the completed infrastructure, per adopted City standards. (Site Development Div./JJD)
32. Show granting of any required on-site easements on the partition plat, along with plat notes as approved by the City Engineer for area encumbered and County Surveyor as to form and nomenclature. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet current City standards in relation to the physical location of existing site improvements. (Site Development Div./JJD)
33. Submit a final plat for phase one that is fully dimensioned and indicate the square footage of all lots and tracts. Plat notes shall state the ownership and maintenance responsibilities of all easements. (Planning Div./CP)
34. Pay all City liens, taxes and assessments, or re-apportion same to individual lots. Any liens, taxes or assessments levied by Washington County shall be paid to the County according to their procedures. (Planning Div./CP)
35. Submit a street fee of \$200.00 per tree based on a standard of one tree for every 30 lineal feet of street frontage. (Planning Div./CP)

36. Ensure that for each lot a 3-foot utility easement along all side and rear lot lines and an 8-foot utility easement are provided along any lot frontage to a public street. All easements shall be conveyed to the City of Beaverton, and so noted on the final plat. (Planning Div./CP)
37. Submit a draft of the Covenants, Conditions and Restrictions to be recorded with the final plat. The draft shall be subject to City Attorney review and approval. The CC&R document shall contain a provision that prohibits fencing along the side yard property line where the side yard setback is less than five feet. The text of this CC&R provision is subject to approval by the City Attorney. (Planning Div./CP)
38. Submit a maintenance agreement to be recorded with the final plat, which assigns specific maintenance responsibilities for all common areas. (Planning Div./CP)
39. Demonstrate all lots meet ordinance standards for lot size, dimension and frontage. The final plat shall be fully dimensioned and indicate the square footage of each lot. (Planning Division/CP)
40. Provide written assurance to the Planning Division that each and every lot is buildable without variance under City Ordinances effective as of the date of preliminary plat approval. Tracts and other parcels not proposed for development shall also be listed with a statement of their purpose. (Planning Division/CP)
41. Pay all City liens, taxes and assessments or apportion to individual lots. Any liens, taxes and assessments levied by Washington County shall be paid to them according to their procedures. (Planning Division/CP)
42. Submit a completed Land Division Agreement form to provide assurance that all the conditions of approval shall be met and that the development will be constructed in accordance with City requirements. (Planning Division/CP)
43. Submit a Final Land Division Application. In accordance with Section 50.90 of the Development Code, submittal of a complete final land division application shall be made within 24 months after preliminary plat approval, unless a time extension is approved. (Planning Division/CP)
44. Provide a street name shown on the site development plans identical with those on the Final Plat, and street name signs shall not be installed prior to final plat approval. (Planning Division/CP)

**D. Prior to building permit issuance, the applicant shall:**

45. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)



46. Have substantially completed the site development improvements as determined by the City Engineer, including streetlights being fully functional. (Site Development Div./JJD)
47. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div./JJD)
48. Submit to the Planning Division an 8.5 by 11 inch copy of the final plat. (Planning Div./CP)
49. Submit plans that demonstrate proposed structures comply with setback, height, and off-street parking standards for detached single-family dwellings in the R2 zone or as approved by the Major Adjustment. (Planning Division/CP)
50. Not allow the following development to occur within the protected root zone of each tree to be retained on site and on abutting properties:
  - i. Construction or placement of new buildings.
  - ii. Grade change or cut and fill, except where hand excavation is approved with the submittal of an arborist's report, as part of application approval.
  - iii. New impervious surfaces.
  - iv. Trenching for utilities, irrigation, or drainage.
  - v. Staging or storage of any kind.
  - vi. Vehicle maneuvering or parking. (Planning Div./CP)

**E. Prior to final inspection of any building permit, the applicant shall:**

51. Install or replace, to City specifications, all sidewalks, curb ramps and driveway aprons which are missing, damaged, deteriorated, or removed by construction along the house frontage. (Site Development Div./JJD)
52. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./JJD)
53. At the conclusion of the construction the applicant shall submit a report showing which Community Trees were kept, which were damaged or destroyed, and which were removed. (Planning Division/CP)
54. Ensure all site improvements, including grading, are completed in accordance with plans marked "Exhibit A". (On file at City Hall). (Planning Div./CP)
55. Ensure tree protection fencing is monitored and maintained and remains in place and undisturbed. (Planning Div./CP)

**F. Prior to release of performance security, the applicant shall:**

56. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./JJD)
57. Submit any required on-site easements not already dedicated on the subdivision plat, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Div./JJD)
58. Provide an additional performance security for 100 percent of the cost of plants, planting materials, and any maintenance labor (including irrigation) necessary to achieve establishment of the treatment vegetation within the surface water quality facility, as determined by the Public Works Director. If the plants are not well established (as determined by the Public Works Director) within a period of two years from the date of substantial completion, a plan shall be submitted by the engineer of record and landscape architect (or wetland biologist) that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the Public Works Director prior to release of the security. (Site Development Div./JJD)

**Pebblestone Single Family Detached Subdivision (ADJ2013-0001):**

1. Approval of ADJ2013-0001 is subject to approval of LD2013-0005. (Planning Div./CP)

**Pebblestone Single Family Detached Subdivision (SDM2013-0003)**

1. Approval of SDM2013-0003 is subject to approval of LD2013-0005. (Planning Div./CP)

**Pebblestone Single Family Detached Subdivision (TP2013-0003)**

1. Approval of TP2013-0003 is subject to approval of LD2013-0005. (Planning Div./CP)



**EXHIBIT 1.3**

Jennifer R. Garland  
 Facilities Planning Coordinator  
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 16550 SW Merlo Road • Beaverton, OR 97006  
 503.591.4319 • Fax 503.591.4484

### Service Provider Statement

Date: June 20, 2013

Proposed Residential Development: Pebblestone Subdivision (1N132CB13600)

Affected Schools\*: Elmonica, Five Oaks, Westview

**Proposed Number of Dwellings:**

Single-family	14
Attached	
Multiple-family	

**Projected Number of Students:**

Elementary Level	5
Middle School Level	2
High School Level	1
<b>TOTAL</b>	<b>8</b>

\*Please note that these may not be the actual schools children from this development will attend, as boundary adjustments may be made subsequent to issuance of this letter.

The District has evaluated your proposal for residential development and has projected that the proposed development will produce the following student impact on Beaverton School District:

**Student Impact:**

Elementary Level	No Impact
Middle School Level	No Impact
High School Level	No Impact

This analysis is based on the District's data on the capacity, current enrollment, projected student impact of approved yet unbuilt dwellings, and the impact of this request for service with regard to the schools within whose boundaries this proposal is located. Please be aware that this analysis is based on current school boundaries; these boundaries are subject to change.

Due to rapid residential growth, the District has ongoing concerns regarding the cumulative impact of residential development on school capacities. The District will continue to monitor population and enrollment forecasts, as well as track all proposed and approved residential developments in order to anticipate significant impact on schools.

Please refer to the attached data showing the District's total capacity less the current enrollment, student impact of the currently approved residential dwellings, and the resulting status of capacity. Also, please refer to the definitions of the variables used in this calculation.

**ASSESSMENT OF DATA**

	Elementary	Middle School	High School*
Total 2012 Available Capacity	21,207	8,254	12,050
Less Sept. 30, 2012 actual enrollment	18,418	7,201	12,212
Less future student impact of approved dwellings	868	375	392
<b>Remaining Capacity or Capacity Deficit</b>	<b>1,921</b>	<b>678</b>	<b>-554</b>

\*High school capacity includes capacity at Options schools

**VARIABLES DEFINED AND USED IN THIS CALCULATION:****Capacity**

District capacity is determined by using Board approved "Objective Criteria for Determining School Capacity". The capacity criteria are included in the School Facility Plan, which was approved by the School Board in June 2010. The School Facility Plan, which was required for O.R.S. 195.110 compliance, is on file at District offices.

The District's capacity stated below includes current permanent capacity, the increased capacity as provided by the November 2000 bond, 2006 bond, and portable classrooms currently owned by the District. Capacity dedicated to self-contained special education, ESL, and Head Start programs has been deducted.

	Elementary Level	Middle School Level	Comprehensive High Schools	District Total
<b>Total Capacity</b>	<b>21,207</b>	<b>*8,254</b>	<b>*9,843</b>	<b>*39,304</b>

\*Does not include capacity at options schools. Enrollment in those programs is based on student and parent election to participate.

**Enrollment**

	Elementary Level	Middle School Level	High School Level	Special Education	District Total
<b>Enrollment Sep. 30, 2012</b>	<b>17,952</b>	<b>8,847</b>	<b>11,490</b>	<b>908</b>	<b>39,197</b>

**Net Approved (Unoccupied) Residential Dwellings/Projected Students  
(As of September 2012)**

The following is the number of residential dwellings within Beaverton School District that have been approved by the city/county jurisdictions serving the District that were unbuilt or never occupied as of September 2012.

Single-family dwellings approved	2,247
Attached dwellings approved	1,385
Multiple-family dwellings approved	334
<b>TOTAL APPROVED DWELLINGS</b>	<b>3,966</b>

Based on factors currently used by the District, the following number of students would be projected from the number of approved dwellings listed above.

Projected Elementary Students	868
Projected Middle School Students	375
Projected High School Students	392
<b>TOTAL STUDENTS PROJECTED</b>	<b>1,635</b>



### Student Safety Impacts

The District is concerned with the safety of its students as they travel to and from school, whether as pedestrians or by vehicular transportation. The District has evaluated the development application from a safety and transportation standpoint and has the following comments:

- The District requests that the developer provide sidewalks within the subdivision and linkages that will provide safe student pedestrian access to schools and school bus stops.

Service Statement valid for 90 days

  
\_\_\_\_\_  
Jennifer R. Garland  
Facilities Planning Coordinator

06-20-2013  
\_\_\_\_\_  
Date

### "One Goal, One Focus"

*District Goal for 2010-2015: All students will show continuous progress toward their personal learning goals, developed in collaboration with teachers and parents, and will be prepared for post-secondary education and career success.*

